

KNOW ALL MEN BY THESE PRESENTS

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That I JOHN A. WHEELER, of Waterville in the County of Kennebec and State of Maine, in consideration of One Dollar and other valuable considerations paid by Mary Jo Carlsen the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said JOHN A. WHEELER and MARY JO CARLSEN, their heirs and assigns forever, as Joint Tenants, a certain lot or parcel of land, together with the buildings located thereon situated in the City of Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows to wit:

Lot numbered Thirty-five (35) and the Westerly one-half (1/2) of Lot numbered Thirty-six (36) on the Plan of Lots entitled Boutelle Heights and made by Green and Wilson C.E., on May 10, 1931, and on file in the Kennebec County Registry of Deeds, to which Plan reference is hereby made, said lot and one-half lying on the Northerly side of Roosevelt Avenue and measuring Seventy-five Feet (75') on Roosevelt Avenue and One Hundred Feet (100') in depth.

Also another lot situated on said Roosevelt Avenue and more particularly bounded and described as:

Starting at the Southwest corner of the parcel above-described, thence, along the Northerly line of said Roosevelt Avenue, a distance of Twenty Feet (20') to the Easterly line of a newly laid street; thence, Northerly, along the Easterly line of said newly laid street, One Hundreds Feet (100'); thence, Easterly Twenty Feet (20') to a point exactly opposite the starting point; thence, Southerly One Hundred Feet (100') to the point of beginning.

These lots are subject to the restrictions contained in the deed of Stanford I Trask et al to John A. Wheeler dated 12 July, 1990 and recorded in the Kennebec County Registry of Deeds in Volume 3763 at Page 188, and are also subject to the mortgage granted by Stanford I Trask et al to Waterville Savings Bank dated 18 August, 1971 and recorded in said Registry in Volume 1558 at Page 39.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said JOHN A. WHEELER and MARY JO CARLSEN, as Joint Tenants, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, Their heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances:

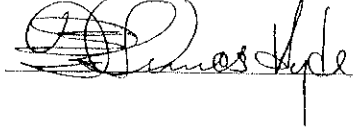
that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all

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persons.

IN WITNESS WHEREOF, I John A. Wheeler have hereunto set my hand and seal this 10th day of October in the year of our Lord one thousand nine hundred and ninety-eight

Signed, Sealed and Delivered
in presence of

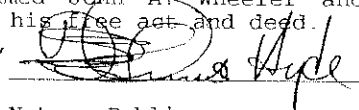


John A. Wheeler
John A. Wheeler

STATE OF MAINE
Kennebec, ss.

10 October, 1998

Personally appeared the above named John A. Wheeler and acknowledged the above instrument to be his free act and deed.
Before me,



Notary Public

Wm Thomas Hyde

RECEIVED KENNEBEC SS.

1998 OCT 22 AM 9:00

ATTEST: Louise B. Mann
REGISTER OF DEEDS